018.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,400 / 835,400
					USE VALUE:	835,400 / 835,400
					ASSESSED:	835,400 / 835,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALINGER KENNETH W--ETAL
Owner 2:	MURPHY JEAN M
Owner 3:	
Street 1:	18 PUTNAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,778 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6778.000	305,200	400	529,800	835,400
Total Card	0.156	305,200	400	529,800	835,400
Total Parcel	0.156	305,200	400	529,800	835,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.61 | /Parcel: 349.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13372

GIS Ref

GIS Ref

Insp Date 11/09/17

!1585!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,200	400	6,778.	529,800	835,400	835,400	Year End Roll	12/18/2019
2019	101	FV	243,900	400	6,778.	685,700	930,000	930,000	Year End Roll	1/3/2019
2018	101	FV	243,900	400	6,778.	436,300	680,600	680,600	Year End Roll	12/20/2017
2017	101	FV	243,900	400	6,778.	398,900	643,200	643,200	Year End Roll	1/3/2017
2016	101	FV	243,900	400	6,778.	324,100	568,400	568,400	Year End	1/4/2016
2015	101	FV	228,400	400	6,778.	324,100	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	228,400	400	6,778.	295,500	524,300	524,300	Year End Roll	12/16/2013
2013	101	FV	228,400	400	6,778.	281,100	509,900	509,900		12/13/2012

PRINT

Date	Time
12/10/20	17:09:50

LAST REV

Date	Time
12/04/17	12:17:13
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOXSEY LAWRENCE	1091-84		2/13/1992		214,000	No	No		Y

USER DEFINED

Prior Id # 1:	13372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2006	365	Re-Roof	11,915			G7	GR FY07	
4/26/2006	312	Window/S	95,000			G7	GR FY07	ADD 5 SKYLIGHTS
10/21/1992	527	Manual	1,150					W/B STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2017	MEAS&NOTICE	BS	Barbara S
5/6/2009	Measured	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
10/5/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6778		Sq. Ft.	Site		0	85.	0.92	2									529,838						529,800	

Total AC/HA: 0.15560 | Total SF/SM: 6778 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 529,838 | Spl Credit | Total: 529,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21497178
Const Adj.:	0.99989998
Adj $ / SQ:	127.559
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374974
Depreciation:	69745
Depreciated Total:	305229

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

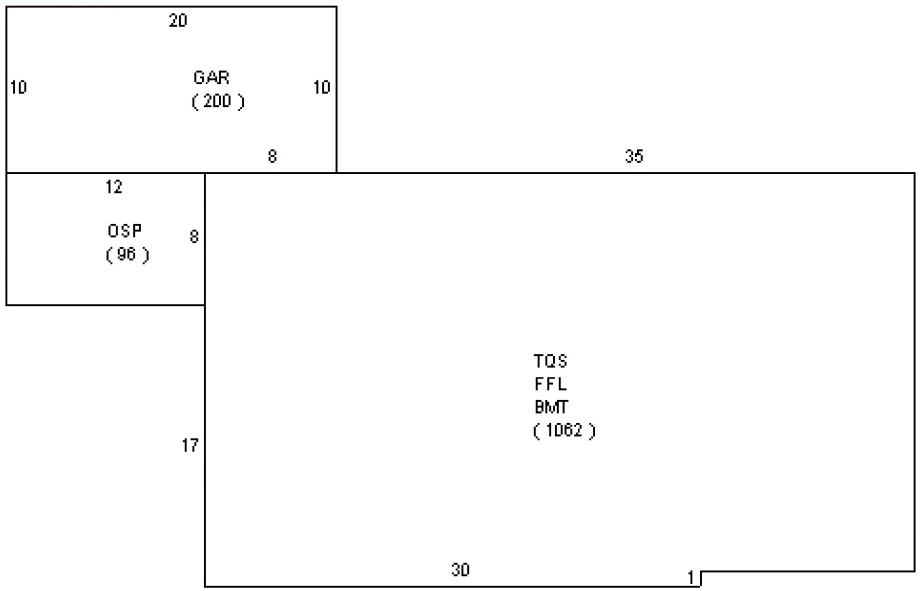
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.56
Special Features:	0	Val/Su Net:	94.87
Final Total:	305200	Val/Su SzAd	164.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,062	50.700	53,849
FFL	First Floor	1,062	127.560	135,468
TQS	3/4 Story	797	127.560	101,601
GAR	Garage	200	27.500	5,499
OSP	Screen Porch	96	37.050	3,557

Net Sketched Area:	3,217			Total:	299,974
Size Ad	1858.5	Gross Are	3482	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	FR	1960	0.00	T	50	101						
19	Patio	D	Y	1	8X14	A	AV	1970	5.60	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400